



City of Redmond Planning Commission October 26, 2005 Meeting Summary

Planning Commissioners in Attendance:

Kim Allen, Tom Hinman, Korby Parnell, Susan Petitpas, Suzanne Querry and Martin Snodgrass. Charlie McCarthy arrived at approximately 7:35 pm.

Staff in Attendance:

Lori Peckol, Cathy Beam, Gary Lee, Jim Roberts, Redmond Planning Department; Roger Dane and Keith MacDonald, Redmond Public Works-Natural Resources; Kurt Seemann, Public Works – Transportation.

Business Conducted:

Chair Martin Snodgrass called the meeting to order at 7:05 p.m. The agenda was revised to delay the briefing and discussion on Bear Creek Parkway until 8 pm, and to begin the study session on permanent regulations for portable signs following Items from the Audience. The Commissioners acknowledged that Commissioner McCarthy would be arriving later.

Under Items from the Audience, Bob Yoder spoke regarding stream classification, monitoring and enforcement and Melissa Irvine spoke regarding wetland classification. Chair Snodgrass asked Cathy Beam to arrange with Andy Rheame, Redmond Public Works-Natural Resources, an email response to the Planning Commission concerning a monitoring and enforcement action along Evans Creek on which Mr. Yoder had commented.

Also under Items from the Audience, Lori Peckol entered several items into the record for the proposed amendment for portable signs. The first item was additional email comments concerning the proposed amendment. The other documents were items that had been requested at the Planning Commission's previous study session: 1) findings and conclusions of the Redmond City Council in support of emergency interim sign ordinances 2253 and 2254, 3) an article by Brendan Wallace from the journal, *Municipal Engineer* concerning driver distraction due to advertising, 3) a study entitled, "External-to-Vehicle Driver Distraction," which Brendan Wallace completed in 2003, and 4) the Planning Commission report dated June 3, 1997, in which the Commission addressed sandwich board signs and restrictions on real estate signs.

Chair Snodgrass opened the first study session on permanent amendments to the Portable Sign Code. Various Commissioners acknowledged the concerns expressed by real estate representatives regarding allowances for portable signs while recognizing the need to remain content neutral and treat all portable signs in an equal manner. Commissioner Allen proposed a modification to Alternative 1, Section 20D.160.10-060(1)(a), Permitted Temporary Signs, Number to read as follows: "No more than one (1) on-site and two (2) off-site portable commercial, real estate or construction portable signs shall be allowed for each business location, construction project site, or real estate unit offered for sale or lease." In discussion the Commissioners commented that this proposal could result in more visual clutter until the challenge to the City's portable sign code is resolved however it provides an alternative that is in the middle of those considered so far and would treat all portable signs in an equal manner. Commissioners also commented that they believed Alternatives 2 and 3 would be difficult to enforce. Commissioner Hinman moved to recommend Alternative 1 with this modification. Commissioner Petitpas seconded the motion. Motion passed, 6 to 0. In closing discussion, the Commissioners commented they would have liked to have considered restrictions based on use or geography but were concerned about the legal implications. They also commented that they want to reconsider the portable sign regulations after the 9th Circuit Court of Appeals issues a decision.

Chair Snodgrass next opened the study session on a City proposed update to the stream classification map to reflect the Critical Area Ordinance and to identify riparian habitats of local importance. Cathy Beam entered

additional public comments into the record, summarizing the content of the letters and emails. Ms. Beam briefed the Commission on a proposed edit to the Redmond Community Development Guide to clarify the role of the stream map. The Commission endorsed the addition of the language to clarify the role of the critical areas maps in the stream section and in the general section of the Critical Areas Ordinance (CAO) similar to existing language in other sections of the CAO.

Next, Cathy Beam introduced an alternative definition for Riparian Habitats of Local Importance (RHOLI) as requested at the Commission's October 19 study session. The Commissioners discussed the potential definitions for Riparian Habitats of Local Importance and considered the significance and potential implications of the definitions and designations. Commissioner Parnell moved to recommend the staff recommendation for stream map updates and proposed definitions for addition to the Redmond Community Development Guide, as modified to include text clarifying the role of critical areas maps and to include the term "native" prior to "fish" in the proposed definition of Riparian Habitats of Local Importance. Commissioner Petitpas seconded the motion. Commissioner Allen moved to amend the motion to include text providing for potential designation of RHOLI that are historically, culturally, ecologically, or educationally important. Commissioner Query seconded the amendment. The motion to amend the original motion passed, 5 to 2, Commissioners McCarthy and Snodgrass voting no. Following additional discussion, the Commission then voted on the amended motion as a whole. The motion failed, 3-4, Commissioners Snodgrass, Parnell, Hinman and McCarthy voting no.

Commissioner Query then moved to recommend the staff recommended stream map updates and the proposed amendment to the Redmond Community Development Guide to clarify the role of critical areas maps. Commissioner Parnell seconded the motion. Motion passed, 7 to 0. Cathy Beam asked a clarifying question regarding the status of the definitions of habitats of local importance and riparian habitats of local importance, and associated designation on the stream map. The Planning Commissioners responded that their recommendation included the previously agreed upon definition for habitats of local importance but not a definition for Riparian Habitats of Local Importance nor designation of any RHOLI on the stream map.

Chair Snodgrass next opened the study session on design of the Bear Creek Parkway. Kurt Seemann together with representatives from KPG Consultants provided background on the project, design objectives, and initial concepts. The Commissioners asked questions about potential impacts to properties and businesses in the area. The Commission asked that the study session be continued until November 2 and that Mr. Seemann provide a copy of the drawings on an aerial image.

Chair Snodgrass next opened the study session on the 2005 Downtown Redmond Development Guide Amendment. Commissioner McCarthy led the discussion. Gary Lee gave an overview of existing regulations related to residential density, floor area ratios, and transfer of development rights. The Commissioners asked questions and engaged in initial discussion, and agreed to resume with this issue at the next meeting and then to continue in order with the other remaining topics on the issues table.

Lori Peckol gave an update on the October 25 City Council Study Session. The Commissioners asked to delay discussion of responses to emails to the Planning Commission until November 2.

Chair Snodgrass adjourned the meeting at 10:05 p.m.